



2 Bedrooms



1 Bathroom



1 Reception



EPC Band C

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Freehold

Council Tax Band:

D £2,275.22 (2024/2025)

Local Authority:

St Albans City & District Council



Immaculate two-bed terraced home in Highfield Park, near countryside & St Albans City. Off-street parking & potential to extend.

#### Description

A fantastic opportunity to secure a move-in ready property in a sought-after area. This attractive two-bedroom terraced house is located on a quiet cul-de-sac off Puddingstone Drive. To the front, there is an allocated parking space with a paved path leading to the front door, along with visitor parking. The inner hallway has access to the cloakroom with w/c and hand wash basin. The kitchen has numerous storage cupboards, an integrated oven with hob and front aspect windows. The spacious and bright living room has an under stairs storage cupboard and door leading to the rear garden. On the first floor, the principal bedroom has rear aspect windows, while bedroom two is also of a double size and has front aspect windows. The bathroom features a bath with shower-over, w/c, and hand wash basin. The rear garden, approximately 40ft long, includes a paved patio, lawn and a wooden shed. Council Tax Band: D £2,275.22 (2024/2025)

#### Location

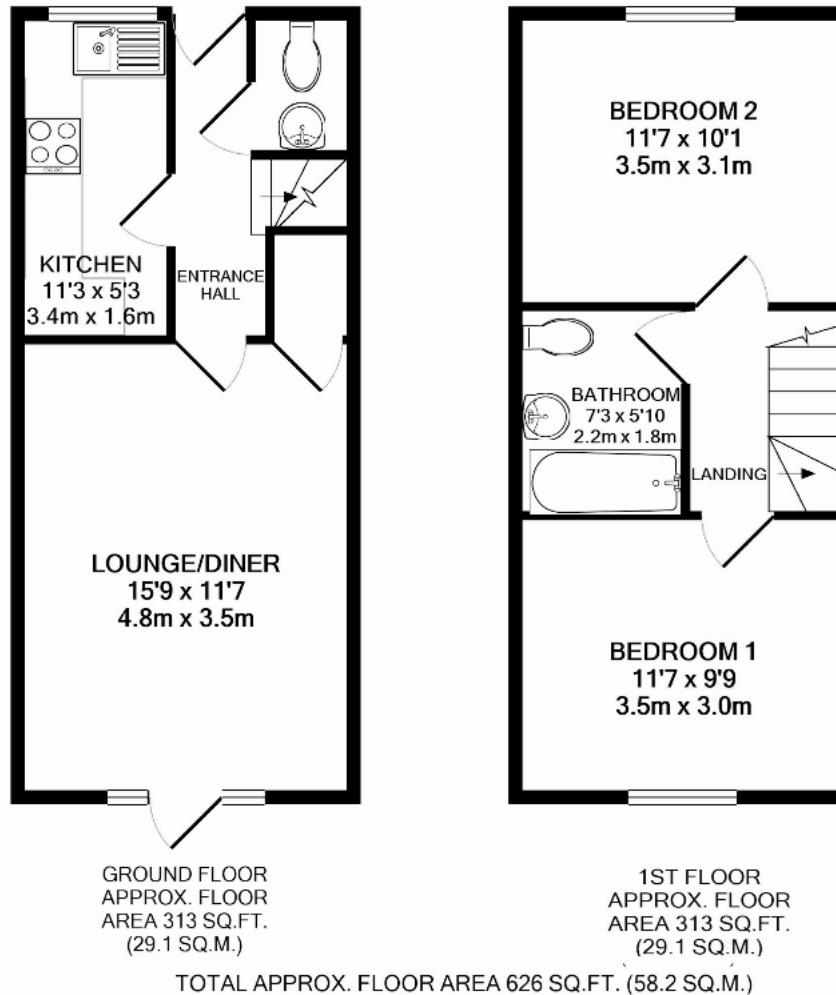
Puddingstone Drive, in the esteemed Highfield Park development near Hill End Lane Hospital, is well-planned and attractive. It's near shops, leisure facilities, a railway station, nurseries, gyms, and top schools, perfect for diverse buyers.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.









This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

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